



**NOTICE OF AVAILABILITY
OF A MITIGATED NEGATIVE DECLARATION
FOR THE
OYSTER COVE MIXED USE DEVELOPMENT**

PLPJ-2022-0005
0 AND 100 EAST D STREET, AND 0 COPELAND STREET
APNS 007-700-003, -006, AND -005

NOTICE IS HEREBY GIVEN in compliance with Section 15072 of the California Environmental Quality Act Guidelines, to responsible agencies, trustee agencies, interested parties, and the general public, that the City of Petaluma has made available for public review a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Oyster Cove Mixed Use Development (Project) located at 0 and 100 and East D Street and 0 Copeland Street. The IS/MND is available for review electronically at <https://cityofpetaluma.org/oyster-cove/>. A hard copy of the IS/MND can be available on request at the City Planning Division located at 11 English Street, City of Petaluma, CA., 94952. **The City will accept public comments on the IS/MND for at least 30 days beginning April 7, 2023, and extending to May 8, 2023.**

PROJECT DESCRIPTION: The project proposes a 132-unit condominium townhome development, of which 11 units would be live-work units, in 21 three- to four-story buildings on a 6.13-acre site featuring existing industrial development and vacant space. Fifteen percent of the residential-only units would be reserved for affordable housing, and up to 12 ground-floor Accessory Dwelling Units (ADU) could be optioned within unrestricted residential-only units. The proposed project includes remediation of impacted soils, adaptive reuse of an existing industrial structure into commercial or public space, and site improvements including surface parking, internal alleyways and walkways, a multi-use river-front path, landscaping, lighting, and ancillary improvements. Primary vehicle access would be provided from the eastern terminus of Copeland Street, and pedestrian and bicycle access would be provided from East D and Copeland streets. A secondary emergency vehicle access (EVA) would be installed at the northeast corner of the project site and extend offsite to Hopper Way.

PROJECT LOCATION: 0 and 100 East D Street and 0 Copeland Street, Petaluma, Sonoma County, California. APNs 007-700-003, -006, and -005

ENVIRONMENTAL REVEIW: The IS/MND prepared for the project identifies potentially significant impacts related to the environmental topics of: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Hydrology, Noise, and Tribal Cultural Resources. Mitigation measures to avoid or reduce the potentially significant impacts to less than significant levels are identified in the IS/MND and agreed to by the applicant.

HOW TO COMMENT ON THE DRAFT IS/MND: Interested parties, regulatory agencies, stakeholders, and members of the public may submit written comments on the Draft IS/MND during the public review period starting on April 7, 2023, and extending through May 8, 2023. Written comments must be sent to the City of Petaluma/Attn: Olivia Ervin, 11 English Street, Petaluma, CA., 94952, or submitted via email to oervin@cityofpetaluma.org.

FOR MORE INFORMATION: You may contact Olivia Ervin, Principal Environmental Planner, at (707) 778-4556 or oervin@cityofpetaluma.org regarding the IS/MND and Andrew Trippel, Planning Manager at (707) 778-4316 or atrippel@cityofpetaluma.org for all other project information. Staff will make every effort to provide digital copies of information about this project in response to individual requests to the phone number or e-mail provided above. Proposed development plans may also be viewed at <https://cityofpetaluma.org/oyster-cove/>.

PUBLIC HEARING(s): Public review at public hearings of the Draft IS/MND and requested Project entitlements at public hearing(s) has not yet been scheduled. When hearing date(s) are determined, appropriate public meeting notice(s) will be issued.

